

003.A

0001

0014.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

Total Card / Total Parcel

779,800 / 779,800

779,800 / 779,800

779,800 / 779,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		MASS AVE, ARLINGTON

OWNERSHIP

Unit #: 201

Owner 1: LEADER BANK N.A.

Owner 2:

Owner 3:

Street 1: 180 MASS AVENUE

Street 2:

Twn/City: ARLINGTON

StProv: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LEADER MORTGAGE CO INC -

Owner 2: -

Street 1: 180 MASS AVE #201

Twn/City: ARLINGTON

StProv: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1988, having primarily Brick Exterior and 1607 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	CC																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
343		0.000	779,800			779,800			
Total Card		0.000	779,800			779,800	Entered Lot Size		
Total Parcel		0.000	779,800			779,800	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	485.25	/Parcel: 485.2	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	343	FV	579,200	0	.	.	579,200	579,200 Year End Roll
2019	343	FV	556,100	0	.	.	556,100	556,100 Year End Roll
2018	343	FV	335,900	0	.	.	335,900	335,900 Year End Roll
2017	343	FV	317,500	0	.	.	317,500	317,500 Year End Roll
2016	343	FV	317,500	0	.	.	317,500	317,500 Year End
2015	343	FV	308,300	0	.	.	308,300	308,300 Year End Roll
2014	343	FV	308,300	0	.	.	308,300	308,300 Year End Roll
2013	343	FV	308,300	0	.	.	308,300	308,300

Parcel ID 003.A-0001-0014.0

!375!

USER DEFINED

Prior Id # 1:	155511
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:11:12
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEADER MORTGAGE		136-116		9/2/2015	Intra-Corp	515,000	No	No		
		U40-171		1/1/1991		284,307	No	No	Y	

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2017	Measured	DGM	D Mann
2/3/2009	Meas/Inspect	197	PATRIOT
3/1/2005	Permit Visit	BR	B Rossignol
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 63 - Condo Office				Full Bath:	Rating:			NEW CONDO 1991, Building Number 1.									
Sty Ht: 3 - 3 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath: 1	Rating: Average												
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES													
Roof Cover: 4 - Tar & Gravel				Kits:	Rating:			1st Res Grid Desc: # Units:									
Color: BRICK				A Kits:	Rating:			FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Frpl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				CONDOR INFORMATION				Lvl 2									
Year Blt: 1988	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct: G6		Fact: .		Floor: 2 - 2nd Floor				Totals	RMs:	BRs:	Baths:	HB 1					
Const Mod:				% Own: 7.030000210													
Lump Sum Adj:				Name: 4 - 3004													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV - Average	24. %	Functional:		No Unit	RMS	BRS	FL						
Prim Int Wall: 1 - Drywall				Economic:		Interior:											
Sec Int Wall:		%		Special:		Additions:											
Partition: T - Typical				Override:		Kitchen:											
Prim Floors: 4 - Carpet				Total: 24.8 %		Baths:											
Sec Floors:		%				Plumbing:											
Bsmnt Flr: 12 - Concrete						Electric:											
Subfloor:						Heating:											
Bsmnt Gar:						General:											
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 1																	
% Heated: 100		% AC: 100															
Solar HW: NO		Central Vac: NO															
% Com Wall		% Sprinkled:															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 003.A-0001-0014.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	